

# MINUTES

## City of Franklin Plan Commission Meeting

August 9, 2007  
Approved August 23, 2007

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### CALL TO ORDER

- I. Alderman Skowronski called the August 9, 2007, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Commissioners Bennett, Torres, Ritter, Haley and Hanneman. Also present were Planning Manager Dietl, City Attorney Wesolowski and City Development Secretary Semrad. Mayor Taylor joined the meeting at 7:10 PM.

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Regular Meeting  
Thursday, July 19, 2007

- II. A. Commissioner Ritter moved and Commissioner Hanneman seconded approval of the July 19, 2007, Plan Commission minutes, with corrections. Upon roll call vote Alderman Skowronski and Commissioners Ritter, Haley and Hanneman voted 'aye'; Commissioner Bennett abstained. Motion carried with four positive votes.

### PUBLIC HEARINGS and BUSINESS ITEMS

#### City of Franklin (Unified Development Ordinance amendment, minimum park size)

1. **(Public Hearing)** To amend the Unified Development Ordinance text at Table 15-3.0313 P-1 Park District Development Standards, Minimum Lot Area (S.F.) , to reduce the Minimum Lot Area allowed for a park from 2 acres to 15,000 square feet (approximately 1/3 acre).

2. **(Text Amendment to the Unified Development Ordinance)** To amend the Unified Development Ordinance text at Table 15-3.0313 P-1 Park District Development Standards, Minimum Lot Area (S.F.) , to reduce the Minimum Lot Area allowed for a park from 2 acres to 15,000 square feet (approximately 1/3 acre).

#### City of Franklin (Serenity Estates Tot Lot)

1. **(Public Hearing)** To rezone property from R-5 Suburban Single-Family Residence District to P-1 Park District.

2. **(Rezoning)** To rezone property from R-5 Suburban Single-Family Residence District to P-1 Park District.

3. **(Land Combinsation)** To combine two outlots to create one new lot.

4. **(Site Plan)** To approve a Site Plan for the Serenity Estates Tot Lot (Mini Park).

- III. A. 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearings were opened at 7:03 PM. Alderman Solomon spoke in support of the request, with no one else coming forward, the Public Hearing was closed at 7:05 PM.  
2. Commissioner Torres moved and Commissioner Haley seconded to recommend approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0313 P-1 to reduce the required Minimum Lot area for outdoor parks in the P-1 Park District. Upon voice vote, all voted 'aye.' Motion carried.
- B. 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened and closed at 7:09 PM., with no citizens coming forward to speak.  
2. Commissioner Torres moved and Commissioner Ritter seconded the motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-5 Suburban Single-Family Residence District to P-1 Park District (City of Franklin, Applicant)(Approximately South Harvard Drive & South Lynette Court).  
3. Commissioner Haley moved and Commissioner Hanneman seconded the motion to recommend approval of a resolution conditionally approving a combination of land of a part of the Southwest ¼ of Section 2, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (approximately South Harvard Drive & South Lynette Court)(City of Franklin, Applicant).  
4. Commissioner Bennett moved and Commissioner Ritter seconded the motion to recommend approving a Site Plan for the Serenity Estates "Tot Lot" (Approximately South Harvard Drive & South Lynette Court)(City of Franklin, Applicant).
- C. 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:22 PM. After thirteen citizens spoke, with concerns regarding the proposed project, with no one else coming forward, the Public Hearing was closed at 8:01 PM.

#### City of Franklin (Unified Development Ordinance amendment, St. Martins Bike Trail)

1. **(Public Hearing)** To amend the Unified Development Ordinance text at Table 15-4.0100 (footnote) and section 15-11.0103 (Definition of

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"Development") to exclude the improvements made to the lands constituting the St. Martins Bike Trail.

**2. (Text Amendment to the Unified Development Ordinance)** To amend the Unified Development Ordinance text at Table 15-4.0100 (footnote) and Section 15-11.0103 (Definition of "Development") to exclude the improvements made to the lands constituting the St. Martins Bike Trail.

**City of Franklin (Unified Development Ordinance amendment, public notice requirement)**

1. **(Public Hearing)** To amend the Unified Development Ordinance text at Section 15-9.0205 to clarify that a Text Amendment does not require notice more than a Class 2 Publication Notice.

2. **(Text Amendment to the Unified Development Ordinance)** To amend the Unified Development Ordinance text at Section 15-9.0205 to clarify that a Text Amendment does not require more than a Class 2 Publication Notice..

**City of Franklin (Municipal Code amendment, Sign Ordinance)**

**(Amendment to the Municipal Code)**  
Comprehensive amendment to the City of Franklin Sign Ordinance (Municipal Code – Chapter 210, Signs and Billboards).

**Next Regular Meeting scheduled for  
Thursday, August 23, 2007**

**ADJOURNMENT**

2. No action taken.

D. 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:34 PM. Kristen Wilhelm, Environmental Commission member asked for clarification of text change and City Attorney Wesolowski responded. With no one else coming forward, the Public Hearing was closed at 8:36 PM.

2. Commissioner Torres moved and Commissioner Haley seconded to recommend approval of an ordinance to amend the Unified Development Ordinance text at Section 15-9.0205 to clarify that a Text Amendment does not require notice more than a Class 2 Publication Notice. Upon voice vote, all voted 'aye.' Motion carried.

E. Commissioner Bennett moved and Commissioner Haley seconded the motion to approve the City of Franklin (Municipal Code – Chapter 210, Signs and Billboards), with the noted changes and additional corrections from the City Attorney, and to recommend approval by Common Council. Upon voice vote, all voted 'aye.' Motion carried.

F. No action needed; none taken.

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the August 09, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 10:06 PM